

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration and Urban Development Department – Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential Use to Commercial Use in Sy.No.69/2P & 3/P of Anakapalli (V) Anakapalli (M), Visakhapatnam to an extent of 3801.72 Sq. Mtrs. applied by Andhra Pradesh State Road Transport Corporation, Anakapalli – Draft Variation – Confirmation - Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT**

G.O.MS.No. 239

Dated:02.12.2014.

Read the following:-

1. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 948/2014/L1, Dated:24.04.2014.
2. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012
3. Government Memo.No.8301/H2/2014, MA&UD (H2) Department, Dated:31.07.2014
4. Andhra Pradesh Gazette No.297, Part-I, Dated:08.08.2014.
5. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 948/2014/L1, Dt.11.11.2014.

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**ORDER:-**

The draft variation to the land use envisaged in the Zonal Development Plan / Master Plan for Visakhapatnam issued in the Government Memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.297, Part-I, Dated:08.08.2014. In the letter 5<sup>th</sup> read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the draft variation notification was published in two Daily News Papers, calling for objections / suggestions upon publication of notification, no objections and suggestions received from the public within the stipulated period and also informed that the Andhra Pradesh State Road Transport Corporation has paid an amount of Rs.5,36,429/- towards land use conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO**

**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase,  
A.P., Hyderabad.

The Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:-

The applicant through Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

The Commissioner,

Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

The Special Officer & Competent Authority,

Urban Land Ceiling, Visakhapatnam.

The District Collector, Visakhapatnam District, Visakhapatnam.

SC/SF.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER  
(P.T.O.)

APPENDIX  
NOTIFICATION

The following variation to the land use envisaged in the Zonal Development Plan Master Plan for Visakhapatnam which was sanctioned in G.O.Ms.No.345 Municipal Administration & Urban Development (H2) Department, dated 30.06.2006, proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by Sub-section (3) of the said Section.

VARIATION

The site falling in T.S.No.69/2P & 3P of Division No., Anakapalli (V), Anakapalli (M), Visakhapatnam District and measuring an area of Acs.0.976 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in Master Plan of Visakhapatnam, sanctioned vide G.O.Ms.No.345 Municipal Administration & Urban Development (H2) Department, dt.30.06.2006 is now designated as for Commercial Land Use which was shown in Zonal Development Plan / Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

- 1) Widening of existing 36' wide approach road to 40' effecting the entire widening area in the Andhra Pradesh State Road Transport Corporation site.
- 2) Preparation of RDP for the entire road stretch.
- 3) The applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
- 4) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 5) The applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
- 6) The applicant shall obtain approval of building plans for construction of buildings from competent authority.
- 7) The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- 8) The change of land use shall not be used as the proof of any title of the land.
- 9) The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- 10) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

- 11) Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

- North : Greater Visakhapatnam Municipal Corporation  
Commercial Complex
- South : Mee Seva, Vacant site, Kamal Priya Traders &  
Gayathri Saw Mill
- East : 36'-0" wide BT Road proposed to be widened  
as 40'-0" road.
- West : Andhra Pradesh State Road Transport  
Corporation Bus Depot & Residential buildings

**Dr. D. SAMBASIVA RAO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**